

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection & Compliance Department,
San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Michael A. Escalante, Environmental Protection Specialist III

Subject: Zoning Case Z2021-10700330 (Petco Veterinary Clinic)

Date: March 8, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 0.285-acre lot located on the city's northside. A change in zoning from **"C-3R ERZD to C-3R S ERZD"** is being requested by the applicant Michelle Slayden and represented by Ralph Reynolds. The change in zoning has been requested to allow for a veterinary animal clinic. The property is currently classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is in City Council District 9, located approximately 3,100-feet northeast of TPC Parkway and US Hwy 281 North intersection. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **"C-3R ERZD to C-3R S ERZD"** and will allow for a veterinary animal clinic to be located in a 12,402-square foot Petco Store. The existing Petco Store #2429 was built in 2007. The site is an existing 12,402-square foot or 0.285-acre Petco Store located in the Village at Stone Oak shopping center. The veterinary clinic will offer medical services and care to small pet animals.

2. Surrounding Land Uses:

Adjoining commercial retail stores bound north and south of the Petco Store. The Cliffs at Cibolo subdivision lies east of the subject site. An associated parking area and US Hwy 281 North borders to the west.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Village at Stone Oak had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on November 21, 2005. An existing off-site water quality basin associated with the WPAP, was found to be compliant at the time of our site evaluation. Further review of the inspection and maintenance history shows the basin in compliance since 2017.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on December 15, 2021, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed to be an existing Petco Store, approx. 12,402-square feet, or 0.285-acres in area. The site is in an existing shopping center. The surrounding area was asphalted with pockets of treed parking islands; however, no surface expression of rock was observed.

No portion of the property lies within a floodplain. Stormwater occurring on the site would discharge to the east to an unnamed tributary to East Elm Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. No visual expression of this member was observed on-site.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

No sensitive geologic features were observed on-site nor noted on file.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. Any biological or hazardous waste that is generated on site which needs to be disposed of properly.
2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The proposed veterinary animal clinic will not increase the existing 12,402-square foot impervious cover or 0.285-acre pet store.
2. No long-term overnight kenneling will be allowed on-site.
3. All biological, hazardous, or medical chemicals on site shall be collected and stored in accordance with federal, state, and local guidelines to ensure that proper indoor containment is provided in case a spill occurs.
4. Any biological, hazardous, chemical, or medical waste that is generated on site shall be collected and disposed of as per requirements set forth in federal, state, and local codes. All waste shall be properly packaged and labeled as required prior to transport and disposal. If a licensed hauler is required to pick up and dispose of waste materials any associated manifests and/or tracking documentation shall be kept on site and be available for inspection upon request by the San Antonio Water System. Incineration of any waste on site, in any quantity, shall be strictly prohibited.

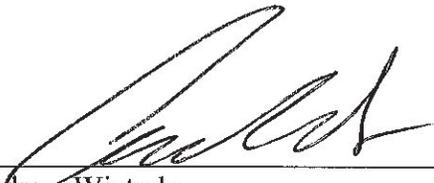
5. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
6. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.

General Recommendations

1. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
2. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

APPROVED:

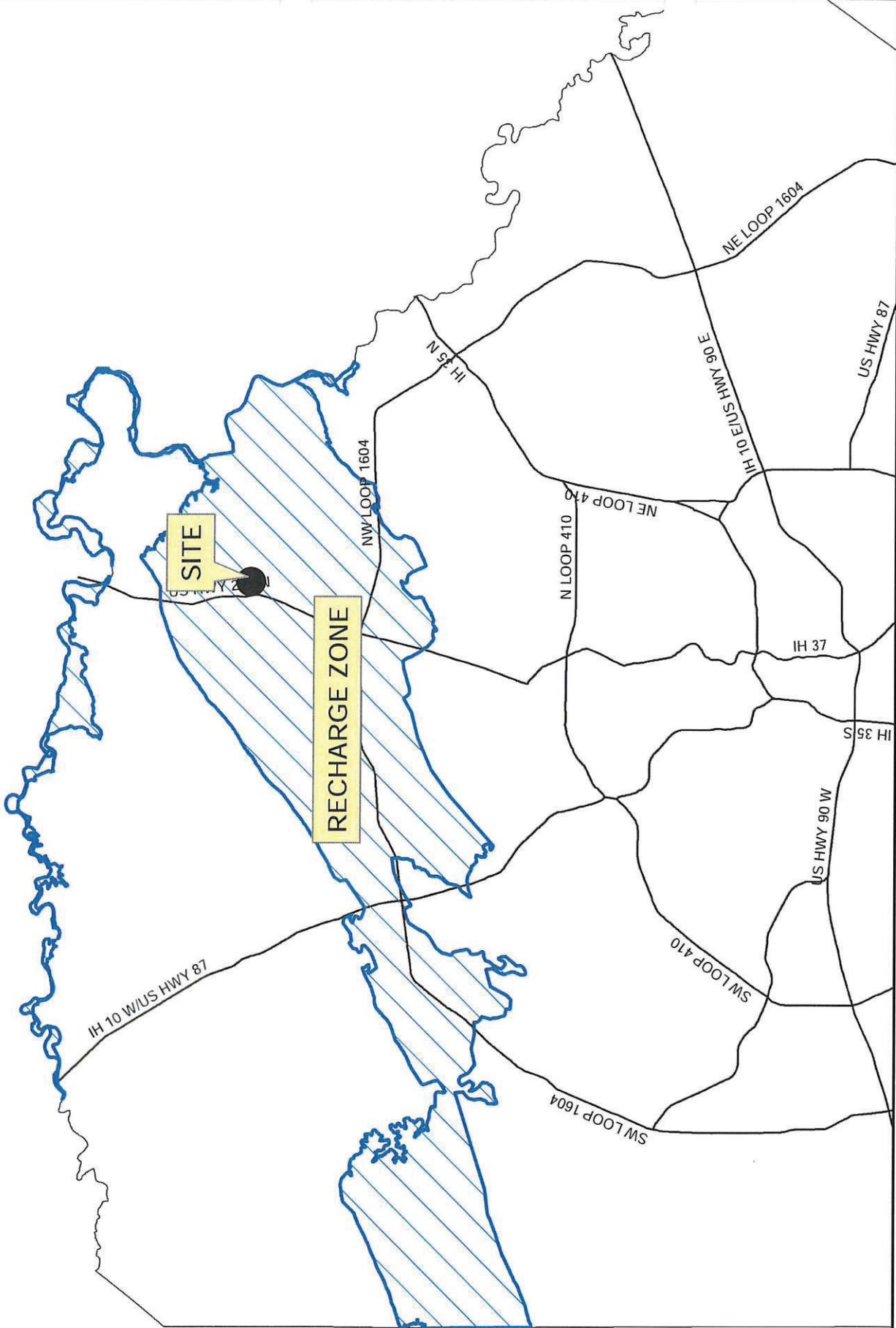


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Resource Protection & Compliance Department

MJB:MAE

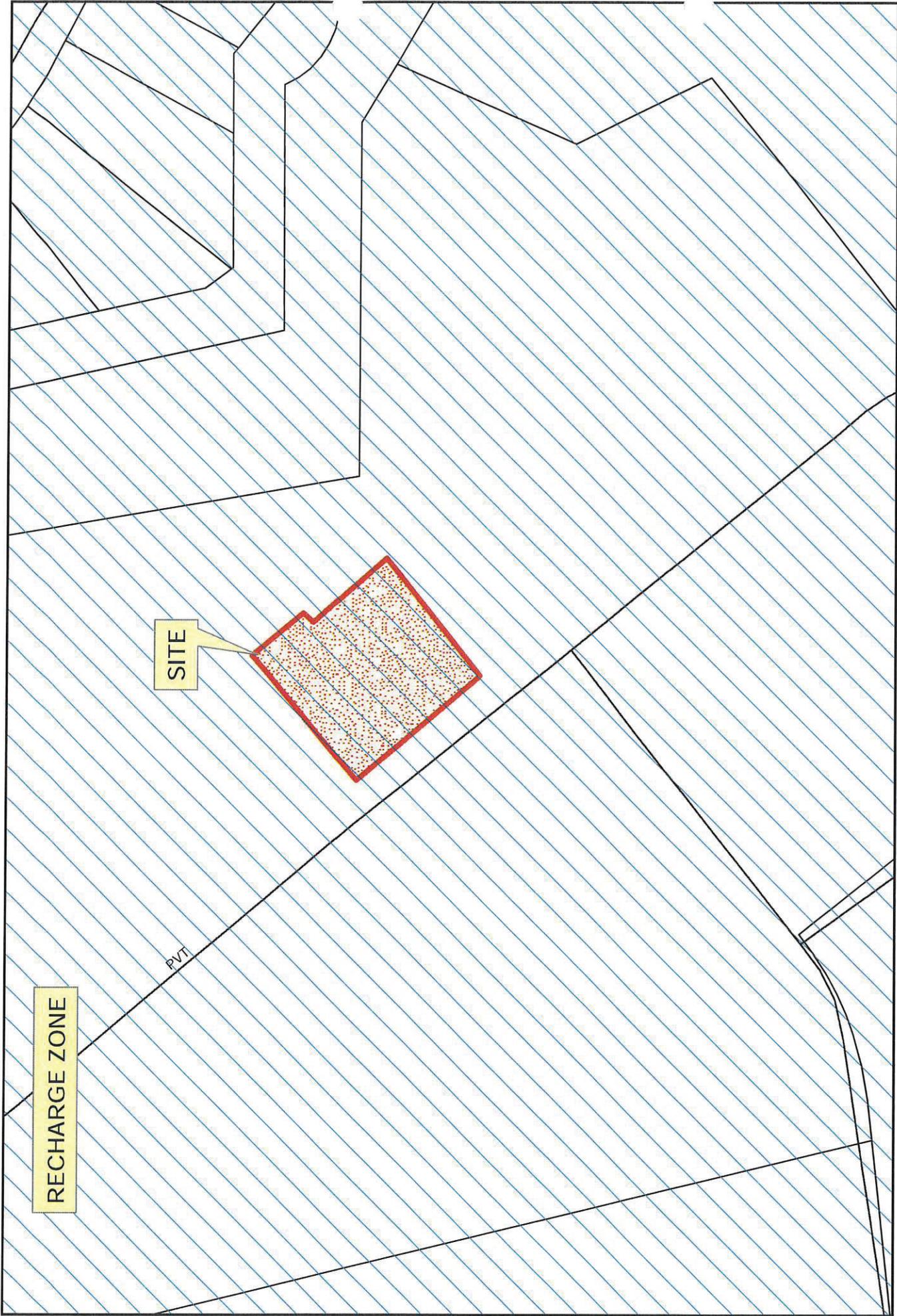


ZONING CASE: PETCO VET CLINIC (FIGURE 1)
 ZONING FILE: Z2021-10700330

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 12/7/2021

1 in = 20,833 ft
 0 5,500 11,000 22,000 33,000 44,000 Feet





ZONING CASE: PETCO VET CLINIC (FIGURE 2)
ZONING FILE: Z2021-10700330

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 12/7/2021

1 in = 83 ft

